| 173.0 | 0005 | 0004.A | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 788,400 / 788,400 |
| | | | | | USE VALUE: | 788,400 / 788,400 |
| | | | | | ASSESSED: | 788,400 / 788,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 48 | | ABERDEEN RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | KELLY RITA F |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 48 ABERDEEN RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Wood Shingle Exterior and 2335 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5400.000 | 377,600 | 3,400 | 407,400 | 788,400 |
| Total Card | 0.124 | 377,600 | 3,400 | 407,400 | 788,400 |
| Total Parcel | 0.124 | 377,600 | 3,400 | 407,400 | 788,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 337.64 /Parcel: 337.64

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 115422

**GIS Ref**

**GIS Ref**

**Insp Date** 06/18/18

!13464!

## PREVIOUS ASSESSMENT

Parcel ID: 173.0-0005-0004.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 377,600 | 3400 | 5,400. | 407,400 | 788,400 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 366,100 | 3400 | 5,400. | 407,400 | 776,900 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 366,100 | 3400 | 5,400. | 407,400 | 776,900 | 776,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 279,700 | 3400 | 5,400. | 401,600 | 684,700 | 684,700 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 279,700 | 3400 | 5,400. | 308,500 | 591,600 | 591,600 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 279,700 | 3400 | 5,400. | 291,000 | 574,100 | 574,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 279,700 | 3400 | 5,400. | 267,700 | 550,800 | 550,800 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 272,800 | 3400 | 5,400. | 250,300 | 526,500 | 526,500 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 17:08:11 |

**LAST REV**

| Date | Time |
|---|---|
| 07/09/18 | 12:15:02 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13464

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| THOMAS J KELLY | 24147-131 | | 1/10/1994 | | 99 | No | No | A | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 115422 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 10/19/2012 | 1347 | Manual | 20,500 | C | | | | |
| 12/19/2000 | 947 | Re-Roof | 1,700 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/18/2018 | MEAS&NOTICE | BS | Barbara S |
| 4/19/2013 | Info Fm Prmt | EMK | Ellen K |
| 11/20/2008 | Measured | 345 | PATRIOT |
| 12/23/1999 | Mailer Sent | | |
| 12/16/1999 | Measured | 263 | PATRIOT |
| 1/1/1989 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5400 | | Sq. Ft. | Site | | 0 | 70. | 1.08 | 6 | | | | | | | | | 407,401 | | | | | | 407,400 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.12397 | Total SF/SM: | 5400 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 407,401 | Spl Credit | | Total: | 407,400 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | 8 - Brick Veneer | 10 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY/BRICK | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1938 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 4 - Carpet | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.23692000 |
| Const Adj.: | 1.00289965 |
| Adj $ / SQ: | 161.266 |
| Other Features: | 86000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 463922 |
| Depreciation: | 86290 |
| Depreciated Total: | 377633 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 8 | BRs: | 4 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | |
| Totals | | | |
| 1 | 8 | 4 | |

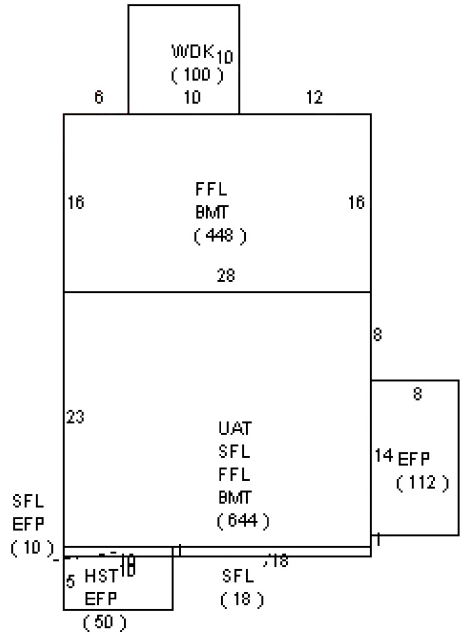
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| Juris. Factor: | | Before Depr: | 161.27 |
|---|---|---|---|
| Special Features: | 0 | Val/Su Net: | 113.94 |
| Final Total: | 377600 | Val/Su SzAd | 211.07 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,092 | 64.100 | 70,001 |
| FFL | First Floor | 1,092 | 161.270 | 176,102 |
| SFL | Second Floor | 672 | 161.270 | 108,371 |
| EFP | Enclos Porch | 172 | 43.180 | 7,427 |
| UAT | Upper Attic | 161 | 64.510 | 10,386 |
| WDK | Deck | 100 | 16.050 | 1,605 |
| HST | Half Story | 25 | 161.270 | 4,032 |

| Net Sketched Area: | 3,314 | Total: | 377,924 |
|---|---|---|---|
| Size Ad | 1789 | Gross Area | 3822 | FinArea | 2335 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 50 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 173.0-0005-0004.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 11X19 | A | AV | 1938 | 26.96 | T | 40 | 101 | | | 3,400 | | | 3,400 |

| More: | N | Total Yard Items: | 3,400 | Total Special Featues: | | Total: | 3,400 |
|---|---|---|---|---|---|---|---|